

## **Exhibit B: Loan Closing Document**





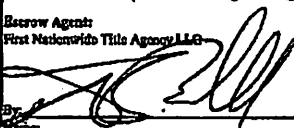
220 East 42nd Street, Suite 3105  
New York, NY 10017  
Phone: (212) 499-0100 Fax: (212) 499-0600

**DISBURSEMENT STATEMENT**

File # FN-13625-NY  
Borrower(s) 96 Wythe Acquisition LLC  
Premises 96 Wythe Avenue, Brooklyn NY  
Closing Date December 13, 2017

	DESCRIPTION	Amount	Notes	Fed Reference Numbers
1	<b>FUNDS WIRED INTO ESCROW</b>			
2	Net Loan Proceeds from Lender	\$ 67,364,412.71		
3	Equity - 564 St. Johns Partners LLC	\$ 425,000.00	received	
4	Equity	\$ 11,658,613.08		
5	<b>Total Funds Wired into Escrow</b>	<b>\$ 79,448,025.79</b>		
6				
7	Settlement Fees First Nationwide Title Agency LLC	\$ 3,000.00	check	
8	Share of Premium First Nationwide Title Agency LLC	\$ 65,970.27	\$ 68,970.27	
9	Title Insurance Fees to Riverside Abstract	\$ 1,579,581.56	wire	
10	Property Specific Escrow Situs Asset Management	\$ 3,936,874.04	wire	
11	Appraisal Fee to LW Hospitality Advisors	\$ 9,550.00	wire	
12	Property Condition/Environmental Reports to CBRE, Inc.	\$ 4,100.00	wire	
13	Credit Search Fees to Financial Risk Mitigation	\$ 3,900.00	wire	
14	Insurance Consultant Fee to Harbor Group Consulting LLC	\$ 5,575.00	wire	
15	Zoning Report Fee to Zoning-Info, Inc.	\$ 800.00	wire	
16	Lender's Legal Fees to Stroock & Stroock & Lavan LLP	\$ 135,000.00	wire	
17	Environmental Counsel Fees to Schulte Zabel & Roth	\$ 1,691.00	wire	
18	Construction Review Fees to CBRE, Inc.	\$ 4,445.00	wire	
19	Search Fees to United Corporate Services	\$ 5,916.25	check	
20	Account Setup Fee to Wells Fargo	\$ 2,500.00	wire	
21	Borrower's Legal Fees to Cohen & Gresser	\$ 100,000.00	wire	
22	Rate Cap Fee to SMBC Capital Markets, Inc.	\$ 142,000.00	wire	
23	Transaction Management Services Chatham Hedging Advisors	\$ 11,220.00	wire	
24	Due Diligence Fee to Sterling Project Development Group LLC	\$ 12,500.00	wire	
25	Independent Manager Services to Stewart Management Company	\$ 2,430.00	wire	
26	Legal Fees Richard Layton & Finger	\$ 7,500.00	wire	
27	Legal Fees Mavrides Moyal Packman & Sadkin LLP	\$ 15,000.00		
28	Fees to JIS Contract Furniture Inc.	\$ 120,478.58	check	
29	Escrow for JIS Contract Furniture Inc. Riverside Abstract	\$ 53,945.74	hold	
30	Fees to Steelways Inc.	\$ 150,000.00	check	
31	Existing Payoff to Hutton Ventures LLC	\$ 10,419,616.67	wire	
32	Existing Payoff to G4 Capital Bridge, LLC	\$ 62,467,971.97	wire	
33	Cost Reimbursement SRF Ventures	\$ 875.00	wire	
34	Consulting Services Angelo Riemma, CPA	\$ 1,000.00	check	
35	Professional Fees Caldwellader Wickersham & Taft LLP	\$ 30,000.00	wire	
36	Underwriting Fees to Apicii LLC	\$ 17,000.00	wire	
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48	<b>SUB-TOTAL DEBITS &amp; CREDITS</b>	<b>\$ 79,310,441.08</b>		
49	<b>FUNDS DUE TO/(FROM) 96 Wythe Acquisition LLC</b>	<b>\$ 137,584.71</b>		
50				
51	<b>TOTALS</b>	<b>\$ 79,448,025.79</b>		

This statement was prepared using information provided by the parties named above. First Nationwide Title Agency LLC makes no representation as to the accuracy of this information.

 <b>First Nationwide Title</b> An Artist Financial Company	
220 East 42nd Street, Suite 3105 New York, New York 10017 Phone: (212) 499-0100 Fax: (212) 499-0508	
<b>SIGNATURE PAGE</b>	
<b>BORROWER</b> 96 Wythe Acquisition LLC	<b>FILE/ESCROW NO.:</b> FN-13615-NY <b>CLOSING OFFICER:</b> Timothy Bolles <b>CLOSING DATE:</b> December 13, 2017 <b>PROPERTY DESCRIPTION:</b> 96 Wythe Avenue Brooklyn NY
<b>LENDER:</b> Rocoff Street Partners	
The undersigned hereby authorizes First Nationwide Title Agency LLC to receive funds and disburse them in accordance with the attached settlement and disbursement statements.	
Agreed and Signed to by: Borrower(s): 96 Wythe Acquisition LLC  By: _____ Name: Jody Moskowitz Title: Authorized Signatory Escrow Agent: First Nationwide Title Agency LLC  By: _____ Name: Timothy A. Bolles Title: Vice President & Senior Underwriter	